

**MINUTES OF LAYTON CITY  
COUNCIL MEETING**

**AUGUST 18, 2015; 5:00 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN, TOM  
DAY AND JOY PETRO**

**ABSENT:**

**JORY FRANCIS AND SCOTT FREITAG**

**STAFF PRESENT:**

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,  
KENT ANDERSEN, PETER MATSON AND  
THIEDA WELLMAN**

**The meeting was held in the Council Chambers of the Layton City Center.**

Mayor Stevenson opened the meeting and excused Councilmembers Freitag and Francis. He led the Pledge of Allegiance. Mayor Stevenson gave the invocation. Scouts and students were welcomed.

**MINUTES:**

**MOTION:** Councilmember Petro moved and Councilmember Day seconded to approve the minutes of:

**Layton City Council Work Meeting – June 18, 2015.**

The vote was unanimous to approve the minutes as written.

**MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Brown said the September Family Recreation activity would be a service project held Wednesday, September 16th and Thursday, September 17th from 6 to 8 p.m. in Commons Park. She said families would be able to make holiday decorations that would be displayed during the Lights Before Christmas event.

Councilmember Petro said Layton Fest had been going great. She said it included entertainment, food trucks, and an open market for farmers and hobbyists. Councilmember Petro said Layton Fest was held every Friday evening beginning at 5:30 p.m.

Mayor Stevenson said the County Commission had voted to put the transportation tax proposition on the ballot in November.

**PRESENTATIONS:**

**UTAH DEPARTMENT OF TRANSPORTATION (UDOT)**

Brett Slayter, Hill Field Road Project Manager, indicated that UDOT had put together a movie clip that would be played in the movie theaters starting this Friday explaining traffic movement through the ThrU Turns on Hill Field Road and Main Street. He said the clip would run for four weeks.

Mr. Slayter said a drone had been used to take pictures of the project area. He indicated that the project was going well and included the ThrU Turns and the new interchange. Mr. Slayter said they were currently in the process of building the future bridges in the temporary locations alongside the old bridges. He said that work would continue until the winter shutdown in December and would continue in February when they would work to move those new structures into place.

Mr. Slayter said construction on the ThrU Turns was scheduled to open the one near Wendy's and

McDonalds on September 9th. He said there were some signage issues that might delay some of the other ThrU Turns, but this one should open on schedule. Mr. Slayter said the three ThrU Turns on Main Street were scheduled to open on September 19th; but that date would most likely get pushed back a little because of the signage delays.

Mr. Slayter said there would be a two month winter shutdown from the end of December to February. He said the bridges would be slid into place in February and the new interchange would probably be completed in July 2016. Mr. Slayter showed the clip that would be shown in the movie theaters.

Mr. Slayter said flyers would be going out to a select audience of Layton City residents. He said it would be a targeted mailing for those that would mainly be using the Gordon Avenue ThrU Turn. Mr. Slayter said most other media outreach would be starting when the clip started showing in the theaters.

Mayor Stevenson asked which movie theaters the clip would be shown in.

Mr. Slayter said the two theaters that were north of the mall.

Councilmember Petro asked about showing it in the Kaysville Theater.

Mr. Slayter said they had stretched their media budget very thin; they were using those funds wisely. He explained the advantages of presenting information to the public ahead of the project. Mr. Slayter said they would be showing the video in the Walmart store near Main Street and there would be a link on the City's website that would direct residents to the video.

Councilmember Petro asked if the weather was unusually good, would they continue with construction through January and February.

Mr. Slayter said if there was a winter similar to the last one he would assume that the contractor would want to continue working.

Bill Wright, Community and Economic Development Director, reminded the Council that the shutdown was also to accommodate the shopping season and access to the mall.

Mr. Slayter said there were activities they could do but they absolutely could not impact traffic during that time.

Councilmember Brown asked if the dirt piles were to accommodate the bridge construction, and when would the bridge construction start.

Mr. Slayter said they were beginning right now; some of the pilings were in place.

Mr. Slayter expressed appreciation for the relationship UDOT had with Layton City on this project.

Mayor Stevenson expressed appreciation for everything UDOT had done to improve traffic in the City.

**CONSENT AGENDA:**

**ON-PREMISE RESTAURANT LIQUOR LICENSE – BRIGHAM HOUSE LLC DBA CORBIN'S – 748 WEST HERITAGE PARK BOULEVARD**

Peter Matson, City Planner, said this was an on-premise restaurant liquor license for the Corbin's Restaurant located at 748 West Heritage Park Boulevard. He said there was a new owner, which required a new license. Peter indicated that the location met all buffer requirements and background checks had been approved by the Police Department. He said Staff recommended approval of the on-premise restaurant liquor license.

**FINAL PLAT – EVERGREEN FARMS SUBDIVISION PHASE 3 – APPROXIMATELY 1700 WEST LAYTON PARKWAY**

Peter Matson said this was a final plat approval for Evergreen Farms Subdivision, Phase 3, located on the northwest corner of 1700 West and Layton Parkway. He said the parcel contained 17.54 acres and the proposal was to develop 48 lots. Peter said there were landscape buffer requirements on Layton Parkway and 1700 West, including a masonry wall on Layton Parkway. He said the Planning Commission recommended approval and Staff supported that recommendation.

Councilmember Petro asked about an irrigation head gate that was located in the area; what was the plan to move the head gate.

Peter said the developer was required to keep that in place and flowing. If it was required to be relocated the developer would be responsible for moving it.

Councilmember Day said that had to be signed off by the ditch company before construction could begin.

Peter said that was correct; there was a preconstruction meeting where the ditch master would be present.

**PARCEL SPLIT – QUESTAR GAS – APPROXIMATELY 1600 NORTH WOODLAND PARK DRIVE**

Peter Matson said this was a parcel split request for a triangular piece of property located on the west side of Woodland Park Drive, between Woodland Park Drive and I-15. He said this was a parcel that would be separated off of a Wayne Belleau parcel to accommodate a Questar Gas high pressure gas line and associated facilities on a separate parcel. Peter said the property was zoned B-RP and the parcel contained .077 acres or 3,351 square feet. He said Staff would work with Questar Gas to enclose the facility and to have the appropriate aesthetics for the facility. Peter said the Planning Commission recommended approval and Staff supported that recommendation.

**ANNEXATION REQUEST – BARLOW CORPORATION – ACCEPTANCE AND CERTIFICATION OF THE PETITION – APPROXIMATELY 1700 WEST WEAVER LANE – RESOLUTIONS 15-48 AND 15-49**

Peter Matson reviewed procedures for property to be annexed into the City, including review and certification of the annexation petition by the City Recorder. He said Resolution 15-48 would be acceptance by the Council of the annexation petition and Resolution 15-49 was acceptance of the certification of the annexation petition by the City Recorder. He said the property was within the City's annexation declaration area and 100% of the property owners were involved in the annexation.

Peter said the action tonight started the 30-day protest period at which time this would be brought back to the Council through a public hearing for action on the annexation. He said the property was located at the end of Weaver Lane across from the Kayscreek Subdivision and contained 8.84 acres. The property was owned by the Barlow Corporation.

Peter said Ovation Homes would be developing a subdivision on the property. He identified the location of a possible future junior high school in the area and indicated that the City anticipated that the Davis School District would be bringing that property into the City in the near future.

Councilmember Day asked when the issues with utilities would be addressed; would that be the developer's responsibility.

Peter said it would be the developer's responsibility. He said a water line would need to be extended down Weaver Lane. Peter mentioned other utility issues associated with this property and the adjacent School District property.

Councilmember Petro asked about the gap property; what was the purpose of the gap.

Peter said the annexation property was part of a larger parcel owned by the Barlow Corporation. He said the School District would pick up a portion of the Barlow property and there wouldn't be a gap.

**MOTION:** Councilmember Brown moved to approve the Consent Agenda as presented. Councilmember Petro seconded the motion, which passed unanimously.

**NEW BUSINESS:**

**CANVASS OF ELECTION**

Thieda Wellman, City Recorder, indicated that the Council had received a packet containing the abstract and additional information regarding the election. She said the results of the election, including ballots that came in after Election Day, had not changed any of the standings. Thieda reviewed information included in the packet. She indicated that total voter turnout was 9.88%; 2,918 votes were cast including those that were mail-in ballots. Thieda said there were 20 ballots that were not counted, including provisional ballots and by mail ballots. She said the reasons those ballots were not counted included missing signatures, signatures that did not match, and ballots that were not timely postmarked.

Councilmember Brown said if people received a ballot by mail, and didn't get it postmarked in time, they could drop those ballots off on Election Day at any of the precincts.

Thieda said that was correct.

Thieda said Staff recommended that the Council certify the election.

**MOTION:** Councilmember Brown moved to certify the Primary Election held August 11, 2015. Councilmember Day seconded the motion, which passed unanimously.

**MISCELLANEOUS:**

Mayor Stevenson indicated that the September 3, 2015, Council meeting had been cancelled.

**The meeting adjourned at 5:45 p.m.**

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Thieda Wellman, City Recorder